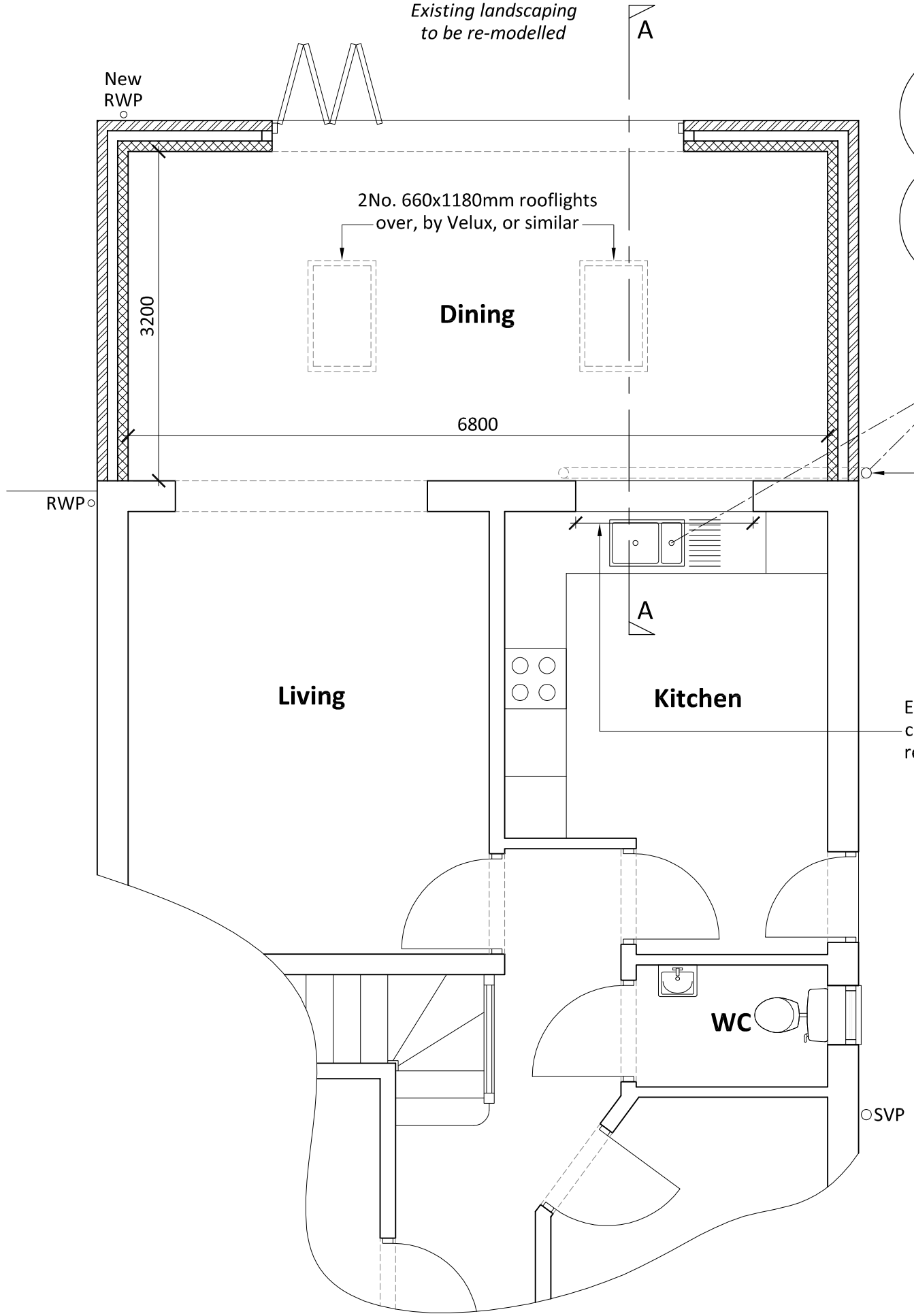
A3 | Metres 10 20 30 40 50 | 10 20 30 40 50 | 1 2 3 4 5 6 7 8 9 10 | 1 2 3 4 5 6 7 8 9 10 | 1 2 3 4 5
Scale | 1:1250 | 1:500 | 1:200 | 1:100 | 1:50



Please Note:-
No existing underground drainage is visible at present, so the existing drainage layout is unknown and subject to further investigation by the contractor at the earliest opportunity. It is assumed that the existing drainage layout leads to the front of the property, and serves only this property. If the existing drainage system is found to be a shared system, ie. serving more than just this property, then a build-over agreement may be required to be in-place with the relevant utilities authority.

Revision 28.09.19
Contractor has now investigated and found that there is an existing drain and inspection chamber at approximately the line of the proposed Rear Elevation wall construction of the original proposals (3m). The proposals have therefore now been revised to avoid this conflict, extending to 3.5m instead. All existing drainage and associated inspection chambers to therefore be suitably adjusted/redirected, to outside the line of the Proposed Extension, and to thereafter connect to the existing drainage system. Existing note relating to shared drains as above remains relevant and should be taken into consideration throughout, however contractor advises that initial investigations suggest that the existing drainage serves only this property.

General Notes: Drawings and associated Specification documents are to obtain Planning/Building Regulations Approvals/Conditional Approvals only. All work is to be carried out in accordance with Local Authority/Approved Inspector requirements, to manufacturer's recommendations/instructions, to all relevant British Standard Codes of Practice and good building practices generally. All heating appliances are to be installed in accordance with the relevant Regulations, and Certificates of installation shall be provided upon completion of works. All existing services within the vacinity of the works are to be located and suitably protected. The contractor is to check and verify all building conditions, dimensions, levels and sewer invert levels before the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other specialist drawings provided. The Safety requirements of the Health and Safety at Works Act 1974, The Management of Health and Safety at Work Regulations 1992 and the Construction (Health, Safety and Welfare) Regulations 1996 are to be adhered to where appropriate. At all times on-site, operatives are to wear full protective clothing in accordance with the Regulations. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. Building Control must be notified at each stage of the building operation. All planning approval conditions, whether stated on the drawing or not must be complied with (client to be consulted). Any constructional variation must have the approval of Planning, Building Control and the client. The client is to be notified by the nominated contractor of any 'cost variation' to building work before it is carried out. Any deviations from the drawings are carried out at the risk of the contractor/client. Do not scale off the drawings. All dimensions are indicative, and to be checked on site first. Client is responsible for fulfilling their obligations under the Party Wall Act. Construction of the following requires notice as specified; 1) New walls or Buildings on boundaries between adjoining properties or land, and/or 2) Carry out repairs or modifications etc to existing Party Wall including underpinning or inserting a damp proof course (DPC) and/or 3) Excavations near to a neighbours buildings or wall and excavate deeper than the adjacent structures, foundation, or base of the structure. The owner should give notice using the appropriate letter format, within the specified time to the neighbour or parties involved prior to work commencing. Failure to comply with the terms of the Party Wall Act 1997 may result in prosecution for a fine and/or paying compensation to the adjacent owner. Further information on the Party Wall Act can be found at www.gov.uk/party-wall-etc-act-1996-guidance. Similarly, client is responsible for fulfilling their obligations of a Build-over or Near-to Agreement with the necessary utilities authority if works are to be carried out on, or near to a drain run, inspection chamber or manhole that is to a public sewer.
Client/contractor to investigate prior to commencement of works on-site, and liaise with the client, relevant authorities, and Building Control, as required. Existing foundations, walls, roof and associated structural support, and all other necessary aspects of existing construction are to be investigated by the contractor on-site and where required proved to be adequate/suitable prior to commencement of works.

PLEASE NOTE:-
All internal dimensions, in mm, are estimated, and to block/timber face and not to plaster finish.

Rev. B 28.09.19 Extension depth increased to 3.5m. Also see note re: drainage.
Rev. A 11.09.19 Client revisions, and additional info. prior to Building Control submission.

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Mr. & Mrs. A. Singh
90 Lawnhurst Avenue, Brooklands, Wythenshawe M23 9SA

Project:
Proposed Single-Storey Rear Extension to 90 Lawnhurst Avenue, Brooklands, Wythenshawe M23 9SA

Drawing:
PROPOSED
(Part) Ground Floor Plan

Scale: 1:50
Date: August 2019

90LA-020B